

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Community Care Center - (Ground Floor)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: 825-1630

Legal Owner(s):
CRANBROOK, INC.
(Type or Print Name)
BY: Jerome J. Gebhart
Signature
Jerome J. Gebhart, President
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name and telephone number of legal owner, contract purchaser or representative to be contacted _____
Name _____
Telephone No. _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 21st day of October, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of December, 1980, at 10:15 o'clock A.M.

Z.C.O.-No. 1

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 24, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
000
Nicholas B. Commodari
Chairman

S. Eric DiNenna, Esquire
Suite 205
Alexander Brown Building
Towson, Maryland 21204

RE: Item No. 73
Petitioner - Cranbrook, Inc.
Special Exception Petition

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the northwest corner of Cranbrook and Ridgeland Roads, the subject of this petition is an existing office building and parking area. This property was the subject of previous zoning hearings, with the most recent being Case #80-108XASPB.

Because of your client's proposal to locate a community care center in the ground level of this building, the Special Exception is required. It is my understanding that the zoning of the property has been changed to R.O., which also permits this use as a Special Exception. This new zoning was verified with Mr. Joe Maranto of the Planning Office and should be reflected on revised site plans, which may be presented at the scheduled hearing.

Particular attention should be afforded to the comments of the Department of Permits and Licenses.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Hudkins Associates, Inc. 200 E. Joppa Rd., Towson, MD. 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

November 19, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #73 (1980-1981)
Property Owner: Cranbrook, Inc.
N/W corner Cranbrook and Ridgeland Roads
Acre: 0.60 acre District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements exist and are not directly involved.

Comments were supplied for this property for Project FIP 79-29X, Zoning Item 88 (1972-1973), 73-189XA, and Zoning Item 25 (1979-1980).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 73 (1980-1981).

Very truly yours,
Robert A. Morten
ROBERT A. MORTEN, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

V-SE Key Sheet
64 NW 1 Pos. Sheet
NW 16 A Topo
51 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

November 17, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland

Dear Mr. Hammond:

Comments on Item #73, Zoning Advisory Committee Meeting, October 21, 1980, are as follows:

Property Owner: Cranbrook, Inc.
Location: NW corner Cranbrook and Ridgeland Roads
Acre: 0.60 acres
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Cranbrook, Inc.

Location: NW corner Cranbrook and Ridgeland Roads

Item No.: 73 Zoning Agenda: Meeting of October 21, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below, marked with an "X", are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards, as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: George M. McGonigle
REVIEWER: George M. McGonigle FIRE PREVENTION BUREAU
PLANNING GROUP SPECIAL INSPECTION DIVISION

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI JR.
DIRECTOR

October 29, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #73 Zoning Advisory Committee Meeting, October 21, 1980 are as follows:

Property Owner: Cranbrook, Inc.
Location: NW corner Cranbrook & Ridgeland Road
Existing Zoning: D.H. 15
Proposed Zoning: Special Exception for Community Care Center (Ground Floor)

Acre: 0.60
District: 8th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.

B. A building/ _____ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot line. A minimum 8" masonry fire wall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/ _____

X G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.

X I. Comments: If the structure can comply with Table 305 for the proposed new use, a change of occupancy would be denied. The type of construction will be the controlling factor. Compliance to the Handicapped Code and Section 905.7.1 will be required. Availability on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burdick
Charles E. Burdick, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: October 21, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: October 21, 1980

RE: Item No: 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

KWP/Lp

ORDER RECEIVED FOR FILING

DATE December 1, 1980
BY John M. Hession, III
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing of the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 10th day of December, 1980, that the herein Petition for Special Exception for a community care center should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Verification of the installation of the required landscaping and screening shall be submitted to the zoning office no later than May 15, 1981.
2. The site plan shall designate the zoning of the subject property, as well as note that no housing will be provided.
3. The community care center shall be limited to the ground floor.
4. A revised site plan, incorporating the above restrictions, shall be submitted and approved by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

John M. Hession, III
Deputy Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NW corner of Cranbrook & Ridgeland
Rds., 8th District : OF BALTIMORE COUNTY
CRANBROOK, INC., Petitioner : Case No. 81-110-X
: : : : :
: : : : :

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 26th day of November, 1980, a copy of the foregoing Order was mailed to S. Eric DiNenna, Esquire, Suite 205, Alex. Brown Building, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III


baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550
STEPHEN E. COLLINS
DIRECTOR

December 30, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 73 - ZAC - October 21, 1980
Property Owner: Cranbrook, Inc.
Location: NW/Corner Cranbrook & Ridgeland Roads
Existing Zoning: D. R. 16
Proposed Zoning: Special exception for Community Care Center (Ground Floor)

Acres: 0.60 acres
District: 8th


Dear Mr. Hammond:

This department has no comment for item #73.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/bza

12/4 81-110-X
Diana
1980


BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

January 12, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #73, Zoning Advisory Committee Meeting of October 21, 1980, are as follows:

Property Owner: Cranbrook, Inc.
Location: NW/Corner Cranbrook & Ridgeland Roads
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for Community Care Center (Ground Floor)
Acres: 0.60
District: 8th

Metropolitan water and sewer exist, therefore, no health hazards are anticipated.

Very truly yours,
Ian J. Forrester
Ian J. Forrester, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

12/4 81-110-X
Diana
1980

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
Date: November 18, 1980
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Petition No. 81-110-X Item 73

Petition for Special Exception
Northwest corner of Cranbrook and Ridgeland Roads
Petitioner- Cranbrook, Inc.

EIGHTH DISTRICT

HEARING: Thursday, December 4, 1980

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
TOWSON 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 828-9000

DEL AIR OFFICE
L. GERALD WOLFF
Landscape Architect
PHONE 838-0888

October 6, 1980

DESCRIPTION FOR SPECIAL EXCEPTION

Beginning for the same at the intersection formed by the north side of Cranbrook Road with the cut-off from Ridgeland Road (100 feet wide) thence binding on the said north side of Cranbrook Road by a curve to the left having a radius of 1410.09 feet for an arc length of 85.20 feet thence North 21 degrees 00 minutes 03 seconds East 50.51 feet thence by a curve to the left having a radius of 400.00 feet for an arc length of 180.85 feet thence North 77 degrees 15 minutes 16 seconds East 100.75 feet to intersect the said west side of Ridgeland Road thence binding thereon the following three courses and distances viz: (1) by a curve to the right having a radius of 500.00 feet for an arc length of 226.06 feet (2) South 21 degrees 00 minutes 08 seconds West 28.39 feet (3) South 64 degrees 50 minutes 01 seconds West 21.64 feet to the place of beginning.

Containing 0.60 Acres of land more or less.

Malcolm E. Hudkins
Malcolm E. Hudkins
Registered Surveyor #5035

PETITION FOR SPECIAL EXCEPTION
8th District

ZONING: Petition for Special Exception
LOCATION: Northwest corner of Cranbrook and Ridgeland Roads
DATE & TIME: Thursday, December 4, 1980 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for Community Care Center (Ground Floor)

All that parcel of land in the Eighth District of Baltimore County

Being the property of Cranbrook, Inc., as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, December 4, 1980 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
Date: November 18, 1980
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Petition No. 81-110-X Item 73

Petition for Special Exception
Northwest corner of Cranbrook and Ridgeland Roads
Petitioner- Cranbrook, Inc.

EIGHTH DISTRICT

HEARING: Thursday, December 4, 1980

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

November 19, 1980

S. Eric DiNenna, Esquire
Suite 205 - Alex Brown Building
Towson, Maryland 21204

RE: Petition for Special Exception
NW/C Cranbrook & Ridgeland Rds-
Cranbrook, Inc.
Case No. 81-110-X

Dear Mr. DiNenna:

This is to advise you that \$57.00 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

November 5, 1980

S. Eric DiNenna, Esquire
Suite 205 - Alex Brown Building
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception - NW/C Cranbrook and
Ridgeland Roads - Cranbrook, Inc. - Case No. 81-110-X

TIME: 10:15 A.M.

DATE: Thursday, December 4, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

December 10, 1980

S. Eric DiNenna, Esquire
Suite 205
Alex. Brown Building
Towson, Maryland 21204

RE: Petition for Special Exception
NW corner of Cranbrook and Ridgeland
Roads - 8th Election District
Cranbrook, Inc. - Petitioner
NO. 81-110-X (Item No. 93)

Des Mr. DiNenna:

I have this date passed my Order in the above captioned matter in accordance with the attached.

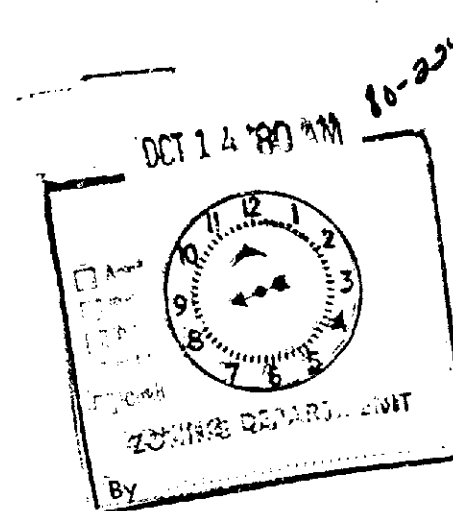
Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel



Community Counseling
& Resource Center

517 VIRGINIA AVENUE
TOWSON, MARYLAND 21204
(301) 823-HELP

A community-oriented counseling and drug information center

Mr. William Hammond
Zoning Commissioner
111 West Chesapeake Avenue
Baltimore, Md. 21204

Dear Mr. Hammond:

On September 10, 1980 I wrote you a letter requesting exemption from zoning regulations because this agency, Community Counseling & Resource Center, is a Maryland State certified counseling center. Last week I received word from your office clarifying the difference between State certified and State operated agencies, and stating the necessity of my agency to follow traditional zoning guidelines.

The Community Counseling & Resource Center is a counseling center servicing the Northern Baltimore County corridor. The program has an on-going client capacity of 120. In addition, my staff does the drug education curriculum in eight Northern Baltimore County schools reaching approximately 35,000 students annually. We are funded by the State of Maryland and provide a much needed service for the community.

Our current facility is less than adequate to house these various projects. The building is old and in dire need of repair. As there are literally no hallways, no room is accessible but through another, allowing no privacy. The building has been burglarized eight times in the past year and due to the age and construction of the building, there is little we can do to prevent further theft. Lastly, but most importantly, the bulk of our clientele come from the Cockeysville area. Our Towson office is inaccessible to many young people from that area due to lack of adequate public transportation.

Mr. William Hammond
October 9, 1980
Page 2

Mr. Gebhart, of Cranbrook Inc., is in the process of filing for special exception so that this agency may move into the Cranbrook Building located at 399 Cranbrook Road. If we are to continue to provide quality services to those individuals who need them, we must relocate and the Cranbrook Building is perfect, in both size and location, for our operation.

I implore you to do all that is within your power to expedite the zoning process as I am concerned that we may lose this opportunity to relocate.

Thank you very much for your time and consideration.

Sincerely,

Beverly Grady
Beverly Grady,
Executive Director

BG/es

S. Eric DiNenna, Esquire
Suite 205
Alexander Brown Bldg.
Towson, Md. 21204

cc: Rutkin Associates, Inc.
200 E. Joppa Road
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 21st day
of October, 1980.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Cranbrook, Inc.

Petitioner's Attorney S. Eric DiNenna

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <i>MM</i>									
Previous case: 80-108									
Revised Plans; Change in outline or description					Yes				
Map #					No				

Petition for
Special Exception

8th District
Zoning: Petition for
Special Exception
Location: Northwest
corner of Cranbrook and
Ridgeland roads
Date & Time: Thursday,
December 4, 1980 at 10:15
A.M.

Public Hearing: Room
106, County Office
Building, 111 W.
Chesapeake Avenue,
Towson, Maryland
The Zoning
Commissioner of Baltimore
County, by authority of the
Zoning Act and
Regulations of Baltimore
County, will hold a public
hearing:

Petition for Special
Exception for Community
Care Center Ground Floor
All that parcel of land in
the Eighth District of
Baltimore County
Beginning for the same
at the intersection formed
by the north side of
Cranbrook road with the
cut-off from Ridgeland road
(100 feet wide) thence
binding on the east and north
side of Cranbrook road by a
curve to the left having
a radius of 140.00 feet for
an arc length of 85.29 feet
thence north 21° 00
minutes 08 seconds East
50.51 feet thence by a curve
to the left having a radius
of 400.00 feet for an arc
length of 180.85 feet thence
north 77° 15 minutes 16
seconds East 100.75 feet to
intersect the said west side
of Ridgeland road thence
binding thereon the
following three courses and
distances v.e. (1) by a curve
to the right having a radius
of 500.00 feet for an arc
length of 226.06 feet (2)
South 21° 00 minutes 08
seconds West 28.39 feet (3)
South 64° 50 minutes 01
seconds West 21.44 feet to
the place of beginning.
Containing 0.66 acres of
land more or less.
Being the property of
Cranbrook, Inc., as shown
on plat plan filed with the
Zoning Department.
Hearing Date:
Thursday, December 4, 1980
at 10:15 A.M.

Public Hearing: Room
106, County Office
Building, 111 W.
Chesapeake Avenue,
Towson, Md.
BY ORDER OF
William E. Hammond
Zoning Commissioner
of Baltimore County

The Essex Times

Essex, Md., Nov. 13, 1980

This is to Certify, That the annexed
Petition Cranbrook

was inserted in The Essex Times, a newspaper
printed and published in Baltimore County, once in
each of successive
weeks before the 13th day of
Nov., 1980.
J. H. Long, Publisher.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 093531

DATE November 5, 1980 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM Cranbrook, Inc.
FOR Filing Fee for Case No. 81-110-X

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 093532

DATE December 1, 1980 ACCOUNT 01-662

AMOUNT \$57.00

RECEIVED FROM Cranbrook, Inc.
FOR Adv. & Posting for Case No. 81-110-X

PETITION FOR SPECIAL
EXCEPTION
8th DISTRICT

ZONING: Petition for Special
Exception
LOCATION: Northwest corner of
Cranbrook and Ridgeland Roads
D.T. & TIME: Thursday, Decem-
ber 4, 1980 at 10:15 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing:
Petition for Special Exception for
Community Care Center Ground
Floor
All that parcel of Land in the
Eighth District of Baltimore County
Beginning for the same at the
intersection formed by the north
side of Cranbrook Road (100
feet wide) thence binding on the
said north side of Cranbrook Road
by a curve to the left having a ra-
dius of 140.00 feet for an arc length
of 85.29 feet thence North 21 de-
grees 00 minutes 08 seconds East
50.51 feet thence by a curve to the
left having a radius of 400.00 feet
for an arc length of 180.85 feet
thence North 77 degrees 15 minutes
16 seconds East 100.75 feet to in-
tersect the said west side of Ri-
dgeland Road thence binding thereon
the following three courses and dis-
tances v.e. (1) by a curve to the
right having a radius of 500.00 feet
for an arc length of 226.06 feet (2)
South 21 degrees 00 minutes 08 se-
conds West 28.39 feet (3) South 64
degrees 50 minutes 01 seconds West
21.44 feet to the place of beginning.
Containing 0.66 Acres of land,
more or less, property of Cranbrook,
Inc., as shown on plat plan filed
with the Zoning Department.
Hearing Date: Thursday, Decem-
ber 4, 1980 at 10:15 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Nov. 13

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov. 13, 1980

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once in each
of 5th 11th 13th 1980 before the 14th
day of December, 1980, the first publication
appearing on the 11th day of November
1980.

THE JEFFERSONIAN.
Manager.
Cost of Advertisement, \$4.92

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 9 day of OCT., 1980.

Filing Fee \$ 50 Received: ☒ Check
☐ Cash
☐ Other

William E. Hammond
William E. Hammond, Zoning Commissioner

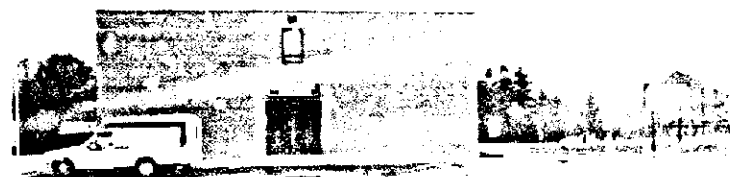
Petitioner Cranbrook, Inc. Submitted by *S. Eric DiNenna*
Petitioner's Attorney S. Eric DiNenna Reviewed by *MM*

*This is not to be interpreted as acceptance of the Petition for assignment of a
hearing date.

31-110-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8 Date of Posting: 11/16/80
Posted for: Petition for Special Exception
Petitioner: Cranebrook, Inc.
Location of property: 500 Cranebrook Rd.
Location of Signs: corner of property facing Cranebrook Rd.
Remarks: None
Posted by: Blair Coleman Date of return: 11/21/80
Number of Signs: 1



- NOTES
1. AREA - 0.60 AC.
 2. PRESENT ZONING - OR-10 W/ SPECIAL EXCEPTION FOR OFFICES (CASE 13-150)
 3. EXIST. USE - 2 STORY OFFICE BLDG WITH GROUND LEVEL STORAGE
 4. PROPOSED USE - CONVERT GROUND LEVEL STORAGE AREA TO COMMUNITY CARE CENTER
 5. OFF-STREET PARKING - SEE CASE NO. 80-108-X-SPH REQUIRED
- 1ST FLOOR - 4500 SF / 300 - 13
2ND FLOOR - 4500 SF / 1500 - 9
BASEMENT - 4500 SF / 500 - 2
TOTAL REQUIRED - 33
TOTAL PROVIDED - 24

PLAN TO ACCOMPANY APPLICATION
FOR SPECIAL EXCEPTION FOR
COMMUNITY CARE CENTER.

PROPERTY OF
CRANE BROOK INC.

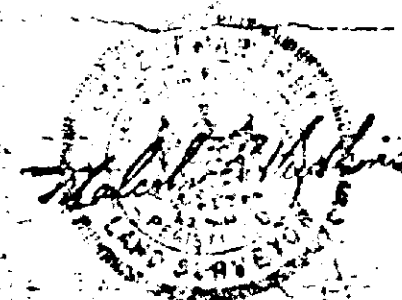
8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

SCALE 1"=50'

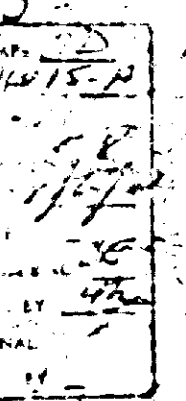
PRESIDENT:
J.J. GEDHART
600 CRANE BROOK RD.
COCKEYVILLE, MARYLAND
21030

JUNE 27, 1979

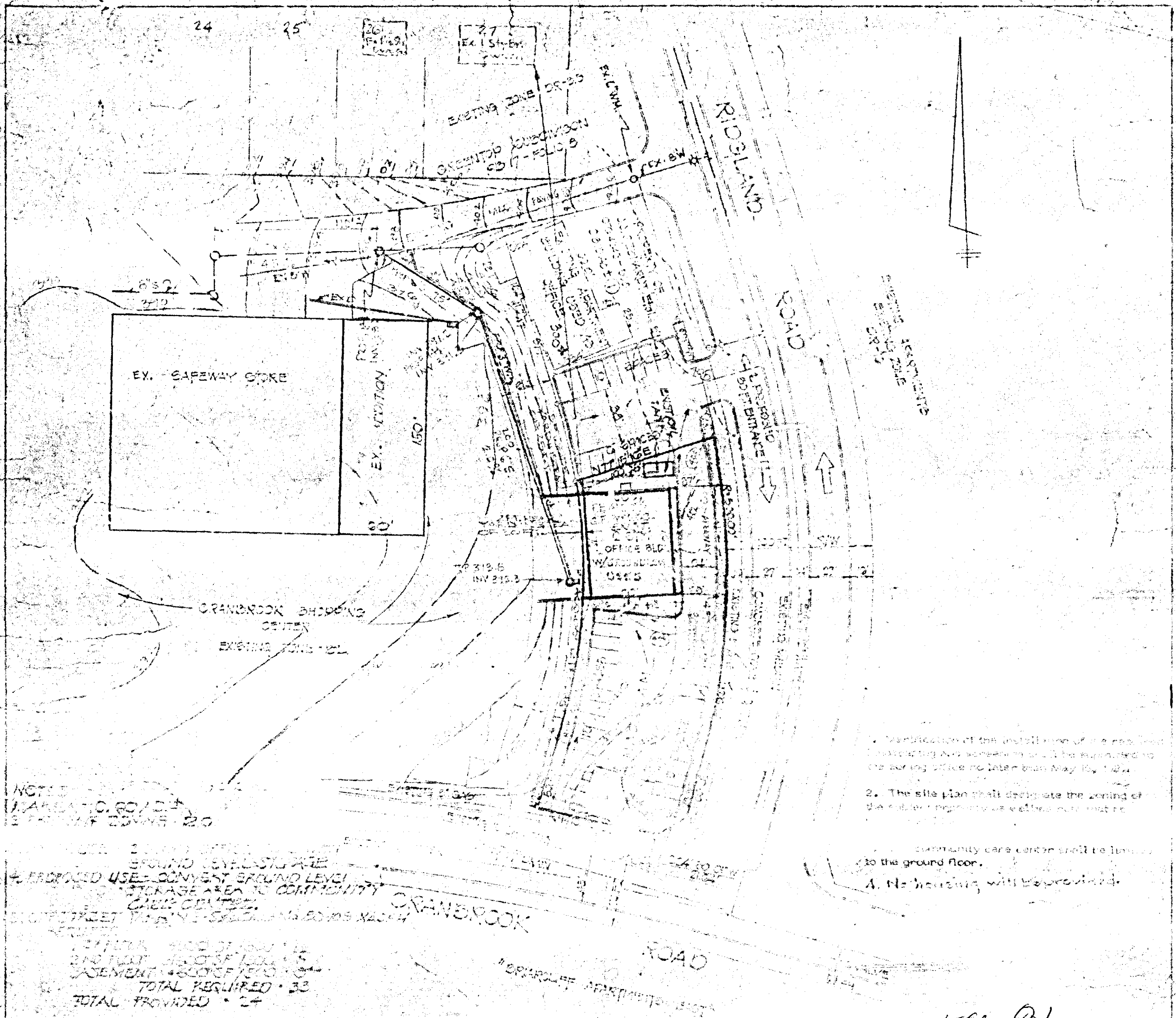
10/6/80



PLANNING COMMISSION
BALTIMORE COUNTY, MARYLAND



5716



1. Verification of the intelligence of the race food
[including A.C. workers] will be requested to
the working office no later than May 15, 1944.

2. The site plan shall designate the zoning of the entire property as well as the building.

community care center shall be limited to the ground floor.

4. No housing will be provided.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY L. Ellis
PLANNING
DATE 1/29/51
BY James E. Lee
ZONING COMMISSIONER
DATE 1/29/51

PLAN TO ACCOMPANY APPLICATION
FOR SPECIAL EXCEPTION FOR
COMMUNITY CARE CENTER.

CONCLUSIONS

CRANBROOK INC.

5TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

0421-80

JUNE 27 1973

1955-1956

00 GEBURT

500 CHANTRY ROAD

COCKEYVILLE, MARYLAND

21030

1750

10/5/2022

12/15/20

232